



SERVICES:

- Bank Financing or Refinancing
- Condemnation
- Tax Appeals
- Highest and Best Use
- Partnership Resolution
- Buyer and Seller Negotiation

MARKET VALUATION:

Property valuation, and the development of a market value opinion is a key component in real estate financing, tax assessment appeals and fair sale price or lease rate determination. With the unique nature of each property and its location, an appraisal is often a required part of any transaction.

The Markeim Chalmers Appraisal Group completes nearly 500 appraisals each year. Our database includes thousands of property sales and lease agreements in the area. Combined with a long history in and familiarity with the South Jersey market, this has made us a regular choice of local, regional and national lending institution located in the area.

TAX APPEALS:

It is not uncommon for a property assessment to be too high. It is possible that the Township has an outdated value of commercial and residential real estate. The result: If a property value is too high, the corresponding real estate taxes are as well.

While property taxes may not be appealed, a property's assessment can be with the understanding it is the owner who must prove the assessed value is unreasonable compared to a market value standard.

The Markeim Chalmers Appraisal Group has expertise in aiding clients prepare reports for tax appeal filings and testifying on their behalf. The result — we have been successful in having assessments reduced to more accurate valuations. Our team of appraisers has access to every sale that has occurred in the municipality so that we can meet with the Assessor and present the latest sale and lease comparables.

TEAM:

Led by Colin Necky and David Necky, our team of New Jersey State certified appraisers has more than 50 years combined experience in property valuation across the South Jersey area. They work with financial institutions, attorneys, accountants, county government and local municipalities to complete approximately 300 commercial and 200 residential appraisals each year.

KEY AFFILIATIONS:

- SCGREA State Certified General Real Estate Appraiser
- New Jersey Real Estate Appraisal License Member
- Tax Court Appraiser
- Appraiser/Expert Witness
- Camden County Condemnation Commissioner

AREAS OF SPECIALIZATION:

- Office
- Retail
- Automotive
- Industrial
- Shopping Centers
- Land
- Residential

MISSION:

At Markeim Chalmers our mission is to provide clients with the highest level of quality commercial real estate services. Our team of experienced professionals is dedicated to excellence and the achievement of our clients' best interests without compromising moral and ethical values.